



COUNTY OF LOS ANGELES TREASURER AND TAX COLLECTOR



KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET, ROOM 437
POST OFFICE BOX 514917
LOS ANGELES, CALIFORNIA 90051-4917

MARK J. SALADINO
TREASURER AND TAX COLLECTOR

TELEPHONE
(213) 974-2101

TELECOPIER
(213) 626-1812

May 18, 2004

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**AGREEMENTS TO PURCHASE
"TAX DEFAULTED SUBJECT TO POWER TO SELL" PROPERTIES
SUPERVISORIAL DISTRICT 1-AGREEMENT NUMBER 2389
SUPERVISORIAL DISTRICT 5- AGREEMENT NUMBER 2332
SUPERVISORIAL DISTRICT 5- AGREEMENT NUMBER 2337
(3 VOTES)**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Approve and instruct the Chairman to sign the Purchase Agreements of "Tax Defaulted Subject to Power to Sell" properties being acquired by three public agencies pursuant to the Revenue and Taxation Code, with revenue to be provided to recover a portion, if not all back property taxes, penalties and costs on the delinquent parcels and any remaining tax balance to be cancelled from the existing tax rolls; and approve publication of the Purchase Agreements of "Tax Defaulted Subject to Power to Sell" properties.

PURPOSE OF RECOMMENDED ACTION

The properties described in the agreements may be sold in accordance with the provisions of Division 1, Part 6, Chapter 8 of the Revenue and Taxation Code and with the policy adopted by Board action on November 24, 1970. Exhibit "A" attached to each agreement indicates the legal description and selling price of the parcels.

Upon approval, the enclosed agreements and copies are to be signed by the Chairman and returned to the Treasurer and Tax Collector for transmittal to the State Controller for further approval. County Counsel has approved the agreements as to form.

IMPLEMENTATION OF STRATEGIC PLAN GOALS

Approval of these agreements is also in accordance with the Countywide Strategic Plan Goals of Fiscal Responsibility and Collaboration Across Jurisdictional Boundaries. Delinquent property taxes and costs are at least partially recovered and limited use parcels are identified for appropriate public purposes.

JUSTIFICATION

The Chapter 8 Agreement sale procedure permits eligible public agencies to acquire "Tax Defaulted Subject to Power to Sell" properties without the necessity of a public auction. The first agreement is with the Pico Rivera Redevelopment Agency. It is the intent of this agency to utilize these properties for the elimination of blight and deed restricted affordable housing. The second agreement is with the City of La Canada/Flintridge. They will purchase subject property to facilitate the construction of a sewer main to serve properties fronting on Hook Tree Road. The third agreement is with the Lancaster Redevelopment Agency. They will utilize the properties for redevelopment and right-of-way purposes.

FISCAL IMPACT / FINANCING

Revenue will be provided to the County for apportionment among the affected taxing agencies, which will recover a portion, if not all back property taxes, penalties and costs on the delinquent parcels. Any remaining tax balance will be cancelled from the existing tax rolls.

Existing appropriation is available in the current 2003/2004 Budget for publication costs. Publishing in accordance with Section 3798 of the Revenue and Taxation Code is the most cost-effective method of providing adequate notification to parties of interest.

FACTS AND PROVISIONS/ LEGAL REQUIREMENTS

The Chapter 8 Agreement sale procedure permits eligible public agencies to acquire "Tax Defaulted Subject to Power to Sell" properties pursuant to Section 3791, et seq., of the Revenue and Taxation Code.

A summary of the public agencies' purchases is attached. These attachments indicate the affected Supervisorial Districts and the use for which the properties are being acquired. Moreover, we have attached copies of the relevant sections of the Revenue and Taxation Code pertaining to the Chapter 8 Agreement sale for your information. County Counsel has approved the agreements as to form. Attached to the agreements are the Assessor's parcel maps showing the dimensions and general location of the affected parcels.

The Honorable Board of Supervisors
May 18, 2004
Page 3

Efforts will be made to contact the owners and parties of interest to inform them of their tax liabilities and the provisions for the redemption of the property pursuant to Section 3799 of the Revenue and Taxation Code.

Section 3798 of the Revenue and Taxation Code mandates notice of agreements to be published once a week for three (3) successive weeks in a newspaper of general circulation published in the County.

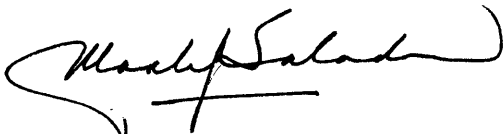
IMPACT ON CURRENT SERVICES (OR PROJECTS)

Not applicable.

CONCLUSION

Upon approval of the attached agreement forms, the Department will need all original documents returned for submission to the State Controller.

Respectfully submitted,



MARK J. SALADINO
Treasurer and Tax Collector

MJS:DJD:MD:sr
Bdltr.agreement.5/18/04

Attachments

c: Assessor
 Chief Administrative Officer
 County Counsel
 Auditor-Controller
 Internal Services Department

ATTACHMENT "A"

COUNTY OF LOS ANGELES
OFFICE OF THE TREASURER AND TAX COLLECTOR
HALL OF ADMINISTRATION
325 NORTH HILL STREET
LOS ANGELES, CALIFORNIA 90012

November 17, 1970

HAROLD J. GATLY
TAX COLLECTOR

W. T. KIDWELL
DEPUTY T. COLLECTOR

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

178

NOV 24 1970

Board of Supervisors
383 Hall of Administration
Los Angeles, California 90012

J. Montell
JERRY J. MONTCELL
EXECUTIVE DIRECTOR

Gentlemen:

TAX AGREEMENT SALES

RECOMMENDATION:

That the Tax Collector be directed to review all requests for agreement sales pursuant to Chapter 8 of the Revenue and Taxation Code and recommend to the Board whether such requests should be approved in whole, in part, or denied.

That the Tax Collector is further instructed to review and recommend the price to be paid for such sales which price, in the absence of special circumstances, shall not be less than the amount necessary to redeem the property pursuant to Part 7 of Division 1 of the Revenue and Taxation Code.

EXPLANATION:

This office has recently completed a review of the policies currently in use with regard to the acquisi-

Board of Supervisors - Page 2 - November 17, 1970

tion of tax deeded lands by taxing agencies under the authority of Chapter 8 of the Revenue and Taxation Code. This study showed that while present practices are in technical conformity with various statutory requirements, the \$1 per parcel price has remained constant since October 19, 1943.

It is the opinion of this office that the continuation of this nominal price is no longer in the best interest of the County and the other involved taxing agencies. The sale for a minimal fee of properties charged with sizable tax deficiencies results in substantial revenue losses to the County and other agencies.

The nominal fee can also result in requests for acquisition without adequate attention given to actual need by the requesting agency. The result is the removal of additional property from the tax base. If resold later as surplus, the proceeds accrue only to the acquiring agency.

Very truly yours,


HAROLD J. OSTLY
TREASURER & TAX COLLECTOR

HJO:cm

cc: 1 Clerk of the Board
5 One for each Supervisor
1 Chief Administrative Officer
1 County Counsel
6 Communications

SUMMARY OF PUBLIC AGENCY'S PURCHASE

FIRST SUPERVISORIAL DISTRICT

AGREEMENT NUMBER 2389

AGENCY

Pico Rivera Redevelopment Agency
Public Agency (2 copies)

Selling price of these parcels
shall be \$20,348.00

Public Agency
intends to utilize
these properties for
the elimination of
blight & deed
restricted affordable
housing

<u>SUPERVISORIAL DISTRICT</u>	<u>LOCATION</u>	<u>PARCEL NUMBER(S)</u>	<u>MINIMUM BID</u>
1 ST	CITY OF PICO RIVERA	5272-015-011	\$ 6,593.00
1 ST	CITY OF PICO RIVERA	5272-015-025	\$13,755.00

FIFTH SUPERVISORIAL DISTRICT

AGREEMENT NUMBER 2332

AGENCY

City of La Canada/Flintridge
Public Agency (2 copies)

Selling price of this parcel
shall be \$1,348.00

Public Agency intends
to utilize this property
to facilitate the
construction of a
sewer main to
serve the properties
fronting on Hook
Tree Road

<u>SUPERVISORIAL DISTRICT</u>	<u>LOCATION</u>	<u>PARCEL NUMBER(S)</u>	<u>MINIMUM BID</u>
5 TH	CITY OF LA CANADA / FLINTRIDGE	5816-024-008	\$ 1,348.00

FIFTH SUPERVISORIAL DISTRICT

AGREEMENT NUMBER 2337

AGENCY

Lancaster Redevelopment Agency
Public Agency (2 copies)

Selling price of these parcels
shall be \$13,941.00

Public Agency
intends to utilize
these properties for
redevelopment and
right-of-way purposes

<u>SUPERVISORIAL DISTRICT</u>	<u>LOCATION</u>	<u>PARCEL NUMBER(S)</u>	<u>MINIMUM BID</u>
5 TH	CITY OF LANCASTER	3105-001-035	\$ 1,555.00
5 TH	CITY OF LANCASTER	3138-015-032	\$ 3,014.00
5 TH	CITY OF LANCASTER	3138-028-017	\$ 4,589.00
5 TH	CITY OF LANCASTER	3203-018-036	\$ 4,783.00

AGREEMENT NUMBER 2389

PICO RIVERA REDEVELOPMENT AGENCY

FIRST SUPERVISORIAL DISTRICT



Assistant
City Manager

City of Pico Rivera
P.O. Box 1016
6615 Parsons Blvd.
Pico Rivera, CA
90660-1016

(562) 801-4379
FAX (562) 801-4765

DISTRICT # / ... AGREEMENT # 2389

January 5, 2003

County of Los Angeles
Treasurer and Tax Collector
P.O. Box 712699
Los Angeles, CA 90071-7699

Attn: Stan Redins

Dear Mr. Redins:

Please consider this letter as an official request for the City of Pico Rivera Redevelopment Agency to acquire the following parcels through a Chapter 8 agreement. The City of Pico Rivera Redevelopment Agency protests the disposal of the parcels via a tax sale.

<u>Item No.</u>	<u>Parcel No.</u>	<u>Address</u>
2871	5272-015-011	n/a
2872	5272-015-012	n/a
2873	5272-015-025	4139 Rosemead Boulevard
2874	5272-016-001	4203 Rosemead Boulevard

SMALL BAL

Attached are the following items:

- Exhibit A - City of Pico Rivera Redevelopment Mission Statement
- B - Survey map locating above parcels
- C - Chart listing parcels, public purpose and intended use of each parcel

We appreciate your assistance in this matter and look forward to receiving pre-qualification for the subject parcels.

Please feel free to contact my office at (562) 801-4379 / anegen@pico-rivera.org or Bill Shannon at (562) 801-4388 / wshannon@pico-rivera.org.

Thank you,

Ann Negendank
Ann M. W. Negendank
Assistant City Manager

AMWN:le

Attachments

received
1-6-04
S. Redins



**COUNTY OF LOS ANGELES
TREASURER AND TAX COLLECTOR**

KENNETH MAHN HALL OF ADMINISTRATION
226 NORTH HILL STREET, ROOM 130
P.O. BOX 512102
LOS ANGELES, CALIFORNIA 90051-0102



MARK J. SALADINO
TREASURER AND TAX COLLECTOR

Application to Purchase Tax Defaulted Subject to Power to Sell Property

Name of Organization: Pico Rivera Redevelopment Agency
(name of the city, county, district, redevelopment agency or state)

Application to Purchase:
(check one) X Objection to a Current Pending Chapter 7 Sale
 Application-No Pending Chapter 7 Sale

Public Purpose
for Acquiring
the Property Affordable Housing

List the Propertie(s) by Assessor's Identification Number:

5272-015-011

5272-015-012

5272-015-025

5272-016-001

Authorized Signature: Dennis Courtemarche
Dennis Courtemarche
Title: Executive Director
Date: February 12, 2004

Chapter 3

PROPOSED REDEVELOPMENT ACTIONS

Sections:

- 3.010 In general.
- 3.020 Property acquisition.
- 3.030 Conforming owners and participation by owners and business tenants.
- 3.040 Cooperation with public bodies.
- 3.050 Property management.
- 3.060 Relocation of persons displaced.
- 3.070 Demolition, clearance, public improvements, building and site preparation.
- 3.080 Rehabilitation and moving of structures by the Agency.
- 3.090 Property disposition and development.

3.010 In general.

The Agency proposes to eliminate and prevent the spread of blight and deterioration in the project area by:

- A. Acquisition of certain real property;
- B. Demolition or removal of certain buildings and improvements;
- C. Relocation assistance to displaced residential and nonresidential occupants;
- D. Installation, construction or reconstruction of streets, utilities, landscaping, and other on-site and off-site improvements;
- E. Disposition of property for uses in accordance with this plan;
- F. Redevelopment of land by private enterprise or public agencies for uses in accordance with this plan. (Redev. Plan (Ord. No. 530) § 4 (part), 1974)

3.020 Property acquisition.

A. Acquisition of Real Property. Agency may acquire all real property located in the project area by gift, purchase, lease, devise, exchange, eminent domain or any other lawful method. Payment for property acquired shall be as provided by law.

B. It is in the public interest and is necessary in order to eliminate the conditions requiring redevelopment and in order to implement this plan, for the power of eminent domain to be employed by the Agency to acquire real property in the project area. No eminent domain proceedings will be instituted by the Redevelopment Agency to acquire property within the project area of said redevelopment plan on or after December 1, 1998.

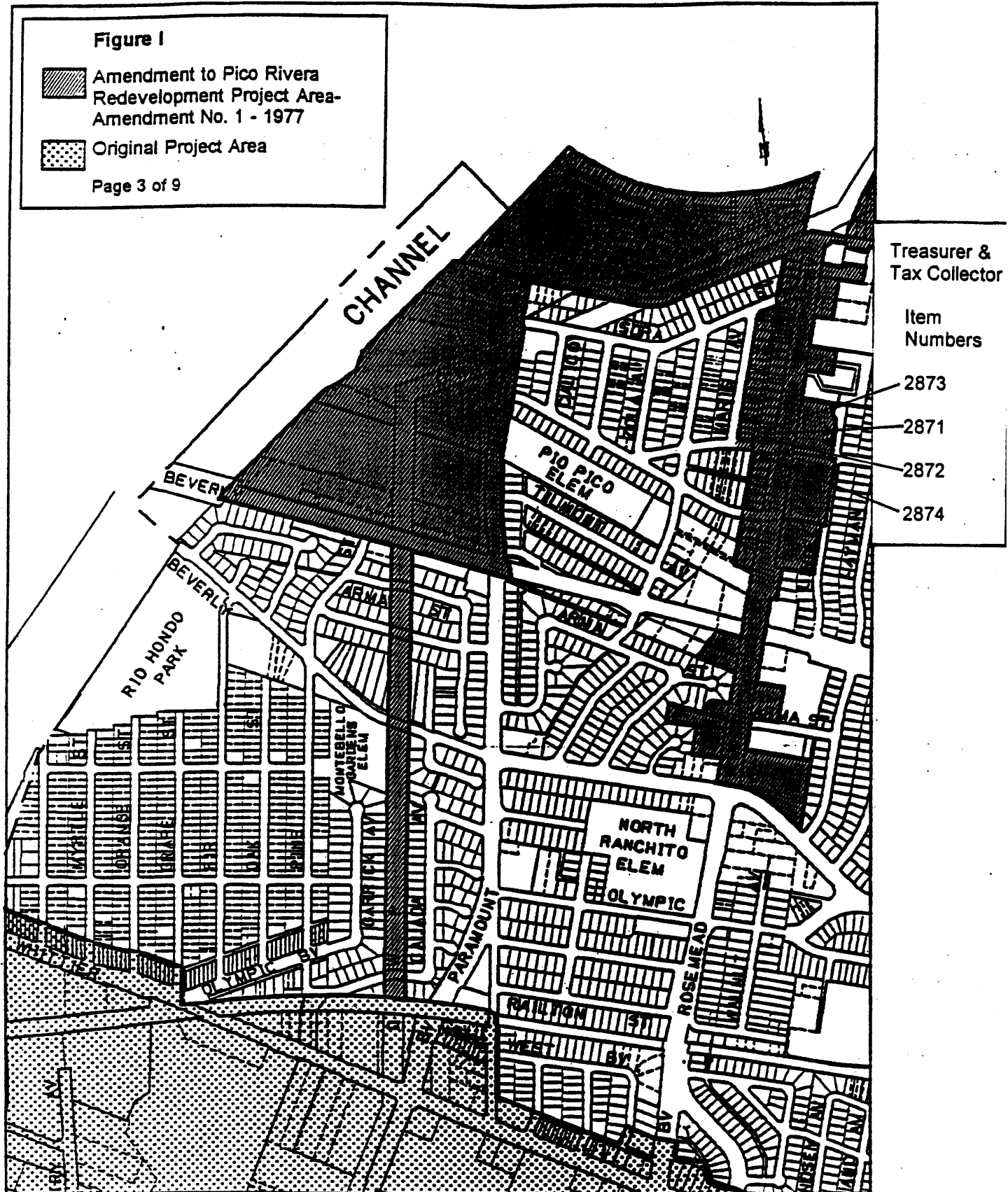
C. The Agency is not authorized to acquire real property owned by public bodies which do not consent to such acquisition. The Agency is authorized, however, to acquire public property, if it is transferred to private ownership before the Agency completes land disposition within the entire project area, unless the Agency and the private owner enter into a participation agreement.

D. The Agency shall not acquire real property to be retained by an owner either as a conforming owner or pursuant to a participation agreement if the owner fully performs under the agreement. The Agency is authorized to acquire structures without acquiring the land upon which those structures are located. The Agency is also authorized to acquire any other interest in real property less than a fee.



FIGURE I — MAP OF PROJECT AREA NO. 1

Exhibit B — Survey Map
Chapter 8 Proceedings



Chapter 2

PROJECT AREA BOUNDARIES

Sections:

2.010 Project area boundaries.

2.010 Project area boundaries.

The boundaries of Pico Rivera Redevelopment Project No. 1 as amended are as shown on the maps set out in Figure I. (Amended during 1996 codification; Amt. No. 2 (Ord. No. 670) § 1 (part), 1983; Amt. No. 1 (Ord. No. 562) § 2 (part), 1977; Redev. Plan (Ord. No. 530) § 3 (part), 1974)

EXHIBIT C

<u>Item No.</u>	<u>Parcel No.</u>	<u>Public Purpose</u>	<u>Intended Use</u>
2871	5272-015-011	Eliminate blight	Deed restricted Affordable housing
2872	5272-015-012	Eliminate blight.	Deed restricted Affordable housing
2873	5272-015-025	Eliminate blight	Deed restricted Affordable housing
2874	5272-016-001	Eliminate blight	Deed restricted Affordable housing



**Departments of
City Clerk
And
Administrative Services**

City of Pico Rivera
P.O. Box 1016
6615 Passons Blvd.
Pico Rivera, CA
90660-1016

(562) 801-4390
FAX (562) 948-4838

Risk Management
♦
Labor Relations
♦
Parking Enforcement
♦
Purchasing
♦
Fleet Management
♦
Elections
♦
Records Management
♦
Claims Administration

**EXCERPT FROM THE APPROVED
PICO RIVERA REDEVELOPMENT AGENCY
MINUTES OF FEBRUARY 2, 2004**

At the regular meeting of the Pico Rivera Redevelopment Agency, Director Salcido moved, Director Garcia seconded to: 1) Approve agreement and authorize Chairperson to sign agreement with Los Angeles County to purchase four tax defaulted parcels. 2) Authorize Executive Director to effectuate necessary steps to acquire the four parcels. Motion carried.

AYES: Armenta, Garcia, Ramirez, Salcido, Proo
NOES: None
ABSENT: None
ABSTAIN: None

I, Evelyn Izaguirre do hereby certify that I am the duly appointed Deputy City Clerk of the Pico Rivera City Council and that the foregoing excerpt is a true and correct copy of the original thereof on file in my office.

I declare the foregoing to be true and correct under penalty of perjury this 19th day of February 2004, at Pico Rivera, California.



Evelyn Izaguirre, Deputy City Clerk

[View Enlarged Map](#)[View Printing Instructions](#)

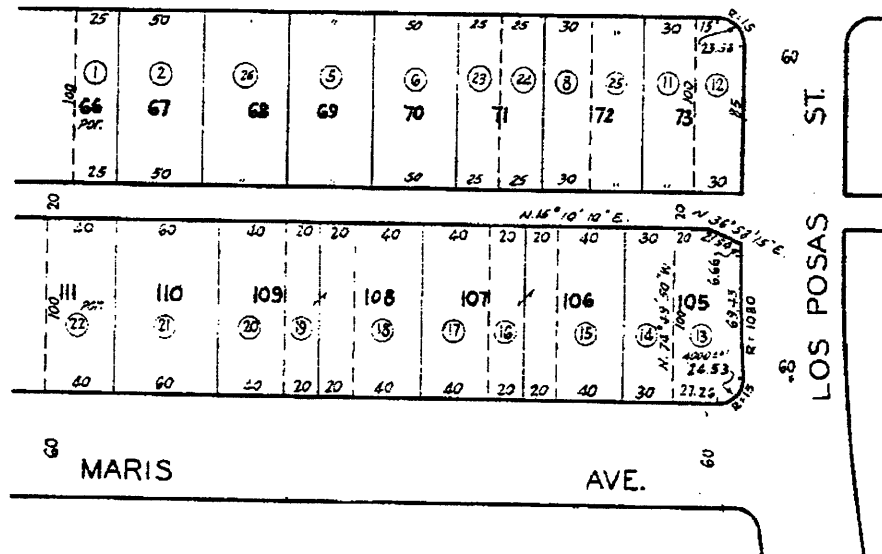
County of Los Angeles: Rick Auerbach, Assessor

5272 | 15
SCALE 1" = 60'12-8-64
10-11-65
780125
REVISED
4-3-61
11-4-63P

1982

ROSEMEAD

BLVD.

CODE
7967

TRACT NO. 9533

M.B. 132-78-80

FOR PREV. ASSMT. SEE.
5272-15ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

[View Enlarged Map](#)[View Printing Instructions](#)

County of Los Angeles: Rick Auerbach, Assessor

12-8-64
10-11-65
780125

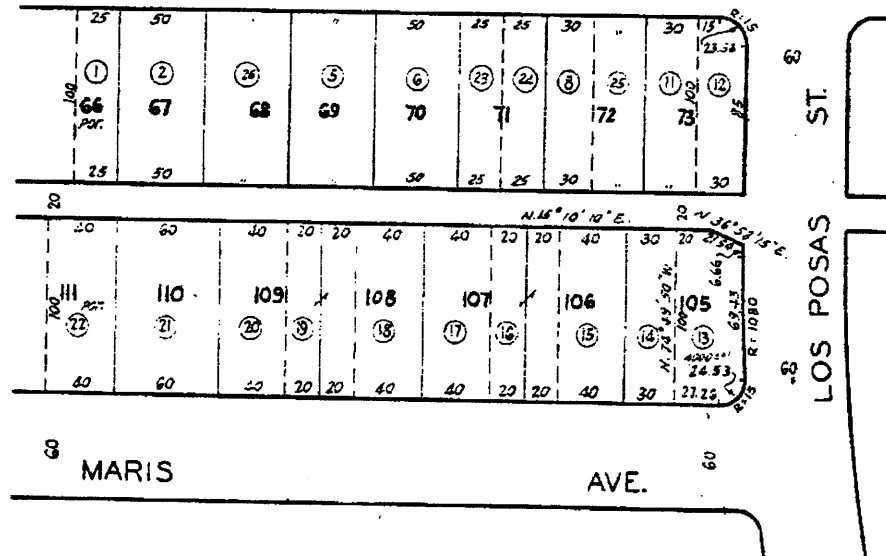
REVISED
4-3-61
11-4-63P

5272 | 15
SCALE 1" = 80'

1982

ROSEMEAD

BLVD.



CODE
7967

TRACT NO. 9533

M. B. 132-78-80

FOR PREV. ASSESSMENT SEE
5272-15

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

70-175
AGREEMENT TO PURCHASE R04-373
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY
(Public/Taxing Agency)

This Agreement is made this 2nd day of February, 2004, by and between the Board of Supervisors of Los Angeles County, State of California, and the **CITY OF PICO RIVERA** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
3. *That the PURCHASER agrees that the real property be used for the public use specified on Attachment "A" of this agreement.*
4. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

LLOYD W. PELLMAN
County Counsel

By 
Principal Deputy County Counsel

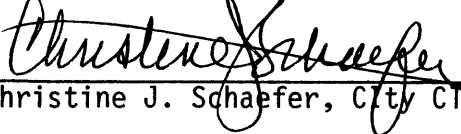
If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST:

CITY OF PICO RIVERA


Christine J. Schaefer, City Clerk

(seal)

ATTEST:

By 
Beatrice Proo, Mayor

Board of Supervisors
Los Angeles County

By _____
Clerk of the Board of Supervisors

By _____
Chairman of the Board of Supervisors

By _____
Deputy
(seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the City of N/A hereby agrees to the selling price as provided in this agreement.

ATTEST:

City of N/A

By _____
Mayor

(seal)

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.


Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this ____ day of _____, 20__.

By: _____, STATE CONTROLLER

SUPERVISORIAL DISTRICT 1
AGREEMENT NUMBER 2389

EXHIBIT "A"

<u>LOCATION</u>	<u>FIRST YEAR DELINQUENCY</u>	<u>DEFAULT NUMBER</u>	<u>PURCHASE PRICE</u>	<u>PURPOSE OF AQUISITION</u>
CITY OF PICO RIVERA	1997	5272-015-011	\$ 6,593.00*	ELIMINATE BLIGHT & DEED RESTRICTED AFFORDABLE HOUSING

LEGAL DESCRIPTION

TRACT # 9533 NE 30 FT OF
LOT 73

CITY OF PICO RIVERA	1997	5272-015-025	\$13,755.00*	ELIMINATE BLIGHT & DEED RESTRICTED AFFORDABLE HOUSING
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LEGAL DESCRIPTION

TRACT NO 9533 SW 30 FT OF
LOT 72

* The purchase price quoted on this Exhibit "A" is a projection of the purchase price for a schedule of eight (8) months. If the agreement is completed in less time, then the purchase price will be decreased; however if the completion of the agreement is longer than this time, the price will increase accordingly.

AGREEMENT TO PURCHASE R04-373
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY
(Public/Taxing Agency)

This Agreement is made this 2nd day of February, 2004, by and between the Board of Supervisors of Los Angeles County, State of California, and the **CITY OF PICO RIVERA** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

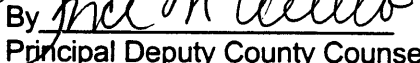
The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
3. *That the PURCHASER agrees that the real property be used for the public use specified on Attachment "A" of this agreement.*
4. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

LLOYD W. PELLMAN
County Counsel

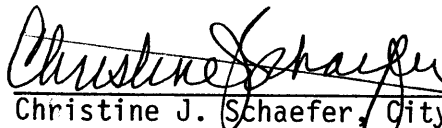
By 
Principal Deputy County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST:
CITY OF PICO RIVERA


Christine J. Schaefer, City Clerk

(seal)

By 
Beatrice Proo, Mayor

Board of Supervisors
Los Angeles County

ATTEST:

By _____
Clerk of the Board of Supervisors

By _____
Chairman of the Board of Supervisors

By _____
Deputy
(seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the City of N/A hereby agrees to the selling price as provided in this agreement.

ATTEST:

City of N/A

By _____
Mayor

(seal)

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.


Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this ____ day of _____, 20__.

By: _____, STATE CONTROLLER

SUPERVISORIAL DISTRICT 1
AGREEMENT NUMBER 2389

EXHIBIT "A"

<u>LOCATION</u>	<u>FIRST YEAR DELINQUENCY</u>	<u>DEFAULT NUMBER</u>	<u>PURCHASE PRICE</u>	<u>PURPOSE OF AQUISITION</u>
CITY OF PICO RIVERA	1997	5272-015-011	\$ 6,593.00*	ELIMINATE BLIGHT & DEED RESTRICTED AFFORDABLE HOUSING

LEGAL DESCRIPTION

TRACT # 9533 NE 30 FT OF
LOT 73

CITY OF PICO RIVERA	1997	5272-015-025	\$13,755.00*	ELIMINATE BLIGHT & DEED RESTRICTED AFFORDABLE HOUSING
------------------------	------	--------------	--------------	---

LEGAL DESCRIPTION

TRACT NO 9533 SW 30 FT OF
LOT 72

* The purchase price quoted on this Exhibit "A" is a projection of the purchase price for a schedule of eight (8) months. If the agreement is completed in less time, then the purchase price will be decreased; however if the completion of the agreement is longer than this time, the price will increase accordingly.

AGREEMENT NUMBER 2332
CITY OF LA CANADA/FLINTRIDGE
FIFTH SUPERVISORIAL DISTRICT



Mayor
Stephen A. Del Guercio

Mayor Pro Tem
Laura Olhasso

City Council
Gregory C. Brown
Anthony J. Portantino
David A. Spence

July 1, 2003

Agreement # 2332
DISTRICT # 5

Ms. Sharon Perkins
Operations Chief
Secured Property Tax Division
County of Los Angeles
Treasurer and Tax Collector
Kenneth Hahn Hall of Administration
225 North Hill Street, Room 130
P.O. Box 512102
Los Angeles, CA 90051-0102

2003B Public Tax Auction

Dear Ms. Perkins:

Attention: Mr. Stan Redins

This is in response to your letter of June 2, 2003 regarding the 2003B Public Tax Auction. We have investigated those parcels that are within the City of La Cañada Flintridge and have determined that there is one parcel that is essential for public use.

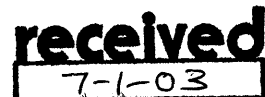
Pursuant to Division I, Part 6, Chapter 8 of the Revenue and Taxation Code, the City is interested in acquiring Assessor's Parcel Number 5816-024-008 (portion of Hook Tree Road, a private street) for the minimum bid amount of \$1,287 through a Chapter 8 Agreement. The parcel is necessary to facilitate the construction of a sewer main to serve the properties fronting on Hook Tree Road.

If you have any questions regarding this matter, please contact Ying Kwan of the Public Works Department at (818) 790-8882.

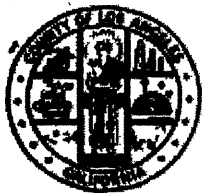
Sincerely,

Mark Alexander
Interim City Manager

cc: Director of Public Works



1:00 pm



**COUNTY OF LOS ANGELES
TREASURER AND TAX COLLECTOR**

KENNETH HAHN HALL OF ADMINISTRATION
228 NORTH HILL STREET, ROOM 130
P.O. BOX 512102
LOS ANGELES, CALIFORNIA 90051-0102



MARK J. SALADINO
TREASURER AND TAX COLLECTOR

Application to Purchase Tax Defaulted Subject to Power to Sell Property

Name of Organization: CITY OF LA CANADA FLINTRIDGE
(name of the city, county, district, redevelopment agency or state)

Application to
Purchase:
(check one)


☒ * Objection to a Current Pending Chapter 7 Sale

☐ Application-No Pending Chapter 7 Sale

Public Purpose
for Acquiring
the Property

To facilitate the construction of a sewer on Hook
Tree Road.

List the Propertie(s) by Assessor's Identification Number: 5816-024-008

Authorized Signature: 

Title: City Manager

Date: 1-21-04

RESOLUTION NO. 04-01

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF LA CAÑADA FLINTRIDGE
APPROVING THE PURCHASE OF AND
AUTHORIZING THE CITY MANAGER TO EXECUTE
CHAPTER 8 AGREEMENT NUMBER 2332 WITH THE
COUNTY OF LOS ANGELES RELATING TO TAX-
DEFAULT PROPERTY (APN 5816-024-008) TO
FACILITATE CONSTRUCTION OF SEWERS ON HOOK
TREE ROAD**

WHEREAS, the City seeks to acquire all necessary sewer easements before sewer construction can proceed on Hook Tree Road; and

WHEREAS, the City has been unable to acquire the sewer easement on Hook Tree Road, commonly known as APN 5816-024-008, which property is in tax default; and


WHEREAS, the County of Los Angeles, Treasurer and Tax Collector, has offered the tax-defaulted property for sale to the City for public use, prior to offering for sale at auction; and

WHEREAS, the City has expressed an interest in the purchase of the tax-defaulted property in order to facilitate construction of a sewer on Hook Tree Road; and

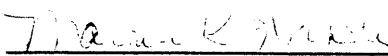
WHEREAS, the County of Los Angeles has offered the City the right to enter into a Chapter 8 Agreement to purchase the subject property.

NOW, THEREFORE, be it resolved that the City Council of the City of La Cañada Flintridge does hereby approve the purchase of the subject property and authorizes the City Manager to execute the Chapter 8 Agreement (Number 2332) with the County of Los Angeles to purchase tax-defaulted property (APN 5816-024-008), to facilitate construction of a sewer on Hook Tree Road.

PASSED, APPROVED and ADOPTED this 20th Day of January, 2004.


Stephen A. Del Guercio, Mayor

ATTEST:


Marjorie K. Wahlsten, City Clerk

State of California)
County of Los Angeles) ss.
City of La Cañada Flintridge)

I, Marjorie K. Wahlsten, City Clerk of the City of La Cañada Flintridge, California, do hereby certify that the foregoing Resolution No. 04-01 was duly adopted by the City Council of the City of La Cañada Flintridge at a Regular Meeting held on the 20th day of January, 2004, by the following vote:

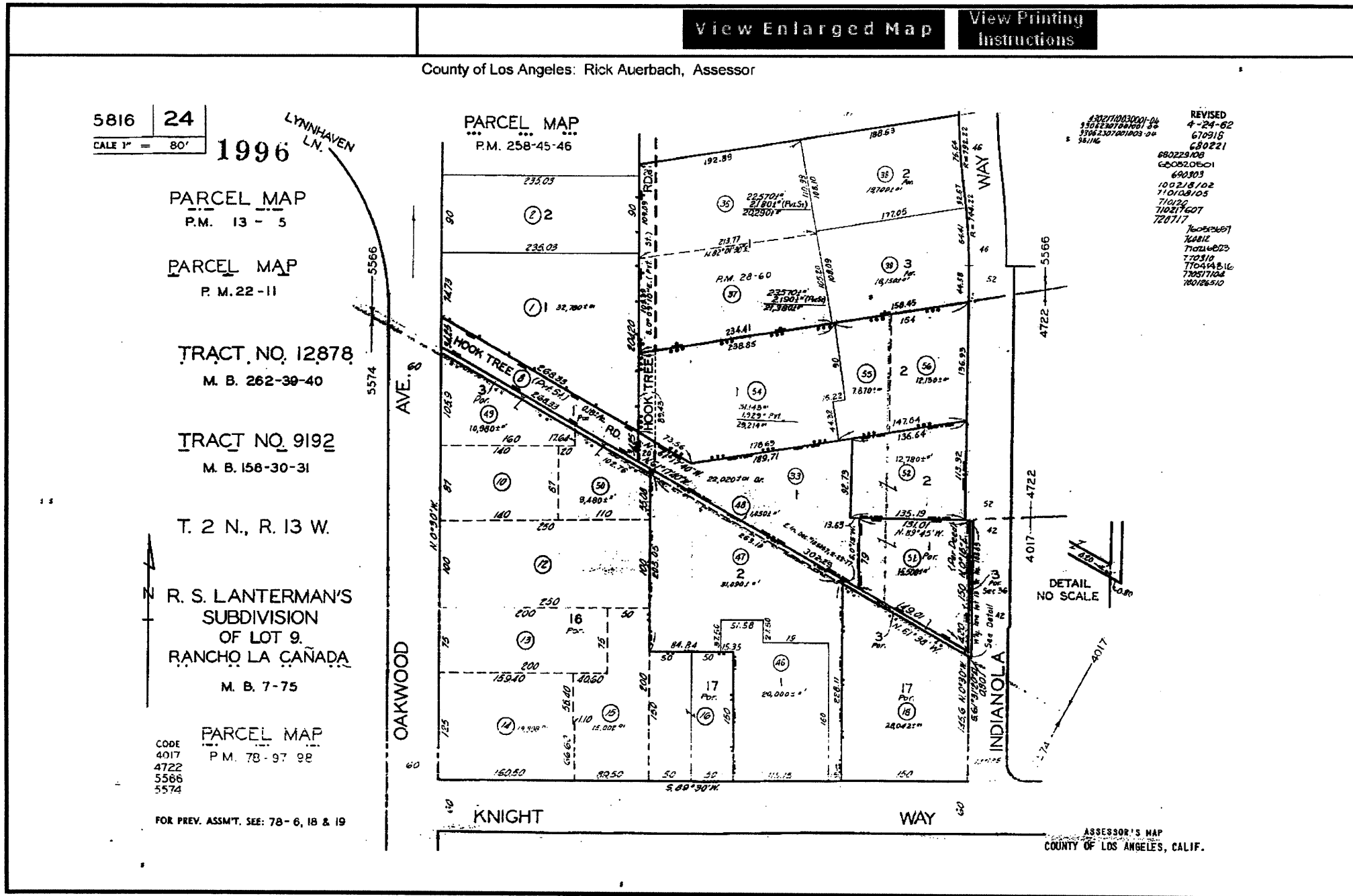
AYES: COUNCILMEMBERS: Brown, Portantino, Spence, Olhasso
NOES: COUNCILMEMBERS: None
ABSENT: COUNCILMEMBERS: None
ABSTAIN: COUNCILMEMBERS: Del Guercio

Dated: January 21, 2004

Marjorie K. Wahlsten
Marjorie K. Wahlsten, City Clerk

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF LA CAÑADA FLINTRIDGE
I, MARJORIE K. WAHLSTEN CITY CLERK OF THE
CITY OF LA CAÑADA FLINTRIDGE, DO HEREBY
CERTIFY THE FORECOMING TO BE A FULL, TRUE
AND CORRECT COPY OF THE ORIGINAL AS THE
SAME APPEARS ON FILE IN MY OFFICE.
IN WITNESS WHEREOF I HAVE HEREUNTO
SET MY HAND AND AFFIXED THE SEAL OF THE
CITY OF LA CAÑADA FLINTRIDGE.
THIS 28th DAY OF January, 2004

BY Marjorie K. Wahlsten



**AGREEMENT TO PURCHASE
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY
(Public/Taxing Agency)**

This Agreement is made this _____ day of _____, 20____, by and between the Board of Supervisors of Los Angeles County, State of California, and the **CITY OF LA CANADA/FLINTRIDGE** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
3. *That the PURCHASER agrees that the real property be used for the public use specified on Attachment "A" of this agreement.*
4. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

LLOYD W. PELLMAN

County Counsel

By 

Principal Deputy County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST:
CITY OF LA CANADA/FLINTRIDGE

By 
City Manager

(seal)

ATTEST:

Board of Supervisors
Los Angeles County

By _____
Clerk of the Board of Supervisors

By _____
Chairman of the Board of Supervisors

By _____
Deputy
(seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the city of **N/A** hereby agrees to the selling price as provided in this agreement.

ATTEST:

City of N/A

By _____
Mayor

(seal)

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.


Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this ____ day of _____, 20____.

By: _____, STATE CONTROLLER

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2332

EXHIBIT "A"

<u>LOCATION</u>	<u>FIRST YEAR DELINQUENCY</u>	<u>DEFAULT NUMBER</u>	<u>PURCHASE PRICE</u>	<u>PURPOSE OF ACQUISITION</u>
CITY OF LA CANADA/ FLINTRIDGE	1993	5816-024-008	\$1,348.00*	FACILITATE THE CONSTRUCTION OF A SEWER MAIN TO SERVE THE PROPERTIES FRONTING ON HOOK TREE ROAD

LEGAL DESCRIPTION

TRACT # 9192 LOT COM AT SW COR OF LOT 1 TR # 12878 TH S ON E LINE OF OAKWOOD AVE
34.25 FT TH S 61°17'40" E 268.33 FT TH N TO SW LINE OF SD LOT TH NW THEREON
268.33 FT TO BEG PART OF LOT 1

* The purchase price quoted on this Exhibit "A" is a projection of the purchase price for a schedule of eight (8) months. If the agreement is completed in less time, then the purchase price will be decreased; however if the completion of the agreement is longer than this time, the price will increase accordingly

**AGREEMENT TO PURCHASE
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY
(Public/Taxing Agency)**

This Agreement is made this _____ day of _____, 20____, by and between the Board of Supervisors of Los Angeles County, State of California, and the **CITY OF LA CANADA/FLINTRIDGE** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
3. *That the PURCHASER agrees that the real property be used for the public use specified on Attachment "A" of this agreement.*
4. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

LLOYD W. PELLMAN

County Counsel

By 

Principal Deputy County Counsel

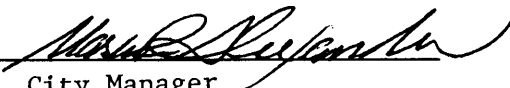
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0§§3791, 3791.3 3793 R&T Code

The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST:

CITY OF LA CANADA/FLINTRIDGE

By 
City Manager

(seal)

ATTEST:

Board of Supervisors
Los Angeles County

By _____
Clerk of the Board of Supervisors

By _____
Chairman of the Board of Supervisors

By _____
Deputy
(seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the city of N/A hereby agrees to the selling price as provided in this agreement.

ATTEST:

City of N/A

By _____
Mayor

(seal)

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.


Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this ____ day of _____, 20____.

By: _____, STATE CONTROLLER

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2332

EXHIBIT "A"

<u>LOCATION</u>	<u>FIRST YEAR DELINQUENCY</u>	<u>DEFAULT NUMBER</u>	<u>PURCHASE PRICE</u>	<u>PURPOSE OF ACQUISITION</u>
CITY OF LA CANADA/ FLINTRIDGE	1993	5816-024-008	\$1,348.00*	FACILITATE THE CONSTRUCTION OF A SEWER MAIN TO SERVE THE PROPERTIES FRONTING ON HOOK TREE ROAD

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TRACT # 9192 LOT COM AT SW COR OF LOT 1 TR # 12878 TH S ON E LINE OF OAKWOOD AVE
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* The purchase price quoted on this Exhibit "A" is a projection of the purchase price for a schedule of eight (8) months. If the agreement is completed in less time, then the purchase price will be decreased; however if the completion of the agreement is longer than this time, the price will increase accordingly

AGREEMENT NUMBER 2337

LANCASTER REDEVELOPMENT AGENCY

FIFTH SUPERVISORIAL DISTRICT

City of Lancaster

44933 North Fern Avenue
Lancaster, California 93534-2461
661-723-6000



Agreement # 2337
DISTRICT # 5

CERTIFIED MAIL NO. 7001-1140-0000-7993-3690

June 26, 2003

Ms. Sharon Perkins
County of Los Angeles Treasurer and Tax Collector
Kenneth Hahn Hall of Administration
Tax Defaulted Land Unit, Secured Property Division
225 North Hill Street, Room 130
Los Angeles, CA 90051-0102

Frank C. Roberts
Mayor

Bishop Henry W. Hearn
Vice Mayor

Jim Jeffra
Council Member

Ed Sileo
Council Member

Andrew D. Visokey
Council Member

James C. Gilley
City Manager

RE: 2003B PUBLIC TAX AUCTION

Dear Ms. Perkins:

We are in receipt of your letter dated June 2, 2003, regarding properties within the County which are tax defaulted and have been deemed subject to power to sell and which will be offered for sale at auction on August 11 and 12, 2003.

We have determined that some of the parcels on the list enclosed with your letter will be needed for public purposes within the City of Lancaster (the 'City'). Specifically, the parcels identified on the attached spreadsheet will be needed for redevelopment. Several parcels will also be needed for the acquisition of right-of-way sites. This letter, therefore constitutes our expression of interest in acquiring such properties through an agreement pursuant to Division 1, Part 6, Chapter 8 of the California Revenue and Taxation Code.

Pursuant to your letter, we have identified the parcels in which the Lancaster Redevelopment Agency would be interested and the purposes thereof. We look forward to receiving the County's form of agreement for the properties. When you prepare the Agreement please make the Agreement with the Lancaster Redevelopment Agency. Our attorney has instructed us to follow this course of action.

Your correspondence indicates that you will inform us when a particular parcel will not be available for purchase due to prior redemption. We appreciate this accommodation as it will help us to proactively plan our cash flow.

Please do not hesitate to contact me at (661) 723-6128, or Vern Lawson, the staff member assigned to this project, at (661) 723-6108, if you have any questions or need additional information.

Sincerely,

MARK V. BOZIGIAN
Assistant to the City Manager - Redevelopment

Enclosure



Tax Defaulted Parcels

June 24, 2003

Parcel Number	Assessed Value	Area	Location	Project/Improvement
1. 3105-001-035 ✓	\$1,320	2.50 acres	Avenue G & 45 th St. West	Redevelopment, Fox Field
2. 3107-012-097 ✓	\$39,181	4.76 acres	Avenue I & 40th St. West	Redevelopment, Fox Field
3. 3138-015-032 ✓	\$2,852	3,326 ⬮	Division & Lancaster Bl.	Right-of-Way, Milling
4. 3138-028-017 ✓	\$4,290	2,500 ⬮	Trevor & Norberry Streets	Redevelopment, Herald Subdivision
5. 3153-013-001 ✓	\$17,590	10 acres	Lancaster Bl. & 35th St. West	Right-of-Way, 35th Street West
6. 3203-018-036 ✓	\$4,464	2.35 acres	Avenue J-8 & 70 th St. West	Right-of-Way, 70 th Street East
Total	\$69,697.00			

Red.
1-15-04

SMALL
BAL

SUPERVISORIAL DISTRICT 5
AGREEMENT COUNTY OF NUMBER 2337

EXHIBIT "A"

<u>LOCATION</u>	<u>FIRST YEAR DELINQUENCY</u>	<u>DEFAULT NUMBER</u>	<u>PURCHASE PRICE</u>	<u>PURPOSE OF AQUISITION</u>
CITY OF LANCASTER	1992	3105-001-035	\$ 1,555.00*	REDEVELOPMENT, FOX FIELD

LEGAL DESCRIPTION

*SW 1/4 OF SW 1/4 OF NE 1/4 OF SE 1/4 OF SEC 36 T 8N R 13W

CITY OF LANCASTER	1989	3107-012-097	\$ 41,707.00*	REDEVELOPMENT, FOX FIELD
----------------------	------	--------------	---------------	-----------------------------

LEGAL DESCRIPTION

S 1/2 OF W 1/2 OF N 1/2 OF N 1/2 (EX OF ST) OF LOT 2 IN SW 1/4 OF SEC 7 T 7N R 12W

CITY OF LANCASTER	1981	3138-015-032	\$ 3,014.00*	RIGHT-OF- WAY, MILLING
----------------------	------	--------------	--------------	---------------------------

LEGAL DESCRIPTION

*TR=HERALD SECOND SUB*1/2 VAC ST ADJ ON N AND (EX OF STS)

CITY OF LANCASTER	1990	3138-028-017	\$ 4,589.00*	REDEVELOPMENT, HERALD SUBDIVISION
----------------------	------	--------------	--------------	---

LEGAL DESCRIPTION

HERALD SECOND SUB LOT 55 BLK 13

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2337

EXHIBIT "A"

<u>LOCATION</u>	<u>FIRST YEAR DELINQUENCY</u>	<u>DEFAULT NUMBER</u>	<u>PURCHASE PRICE</u>	<u>PURPOSE OF AQUSITION</u>
CITY OF LANCASTER	1992	3203-018-036	\$ 4,783.00*	RIGHT-OF-WAY 70 TH ST. EAST

LEGAL DESCRIPTION

2.35 MORE OR LESS ACS BEING EX OF ST N 1/2 OF S 1/2 OF SW 1/4 OF NW 1/4 OF
SW 1/4 OF SEC 22 T 7N R 13W

* The purchase price quoted on this Exhibit "A" is a projection of the purchase price for a schedule of eight (8) months. If the agreement is completed in less time, then the purchase price will be decreased; however if the completion of the agreement is longer than this time, the price will increase accordingly

RESOLUTION NO. 23 -03

RESOLUTION OF THE LANCASTER REDEVELOPMENT
AGENCY APPROVING AN AGREEMENT WITH THE
COUNTY OF LOS ANGELES FOR THE ACQUISITION OF
TAX DEFAULTED PROPERTIES AND DECLARING THE
PUBLIC PURPOSE THEREOF

WHEREAS, the Lancaster Redevelopment Agency is a public body corporate and politic organized and existing in accordance with the provisions of the Community Redevelopment Law; and

WHEREAS, the County of Los Angeles is a political subdivision of the State of California.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE LANCASTER REDEVELOPMENT AGENCY, THAT:

Section 1. The Agreement to Purchase Tax-Defaulted Property in substantially the form attached hereto is hereby approved and the Executive Director is hereby authorized and directed to execute the Agreement in substantially such form.

Section 2. The Agency hereby declares that the property is being acquired for purposes of redevelopment, and for acquisition of street right-of-way.

PASSED, APPROVED and ADOPTED this 9th day of December, 2003, by the following vote:

AYES: Agency Members: Jeffra, Sileo, Visokey, Vice Chairman Hearn, Chairman Roberts

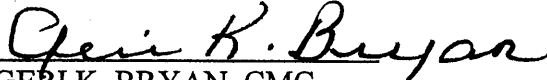
NOES: None

ABSTAIN: None

ABSENT: None

ATTEST:

APPROVED:


GERI K. BRYAN, CMC
Agency Secretary
Lancaster Redevelopment Agency


FRANK C. ROBERTS, Chairman
Lancaster Redevelopment Agency

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF LANCASTER)

CERTIFICATION OF RESOLUTION
REDEVELOPMENT AGENCY

I, Geri K. Bryan, City Clerk Lancaster Redevelopment Agency, CA,
do hereby certify that this is a true and correct copy of the original Resolution No. 23-03, for
which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE LANCASTER REDEVELOPMENT
AGENCY, on this 16th day of December, 2003.

(seal)

Geri K. Bryan

Lancaster Redevelopment Agency

44933 North Fern Avenue, Lancaster, California 93534-2461

PH: 661-723-6000 FAX: 661-723-6210 www.econdev.lancaster.ca.us



Frank C. Roberts
Chairman

Rev. Henry W. Hearn
Vice Chairman

Michelle Idlerman
Director

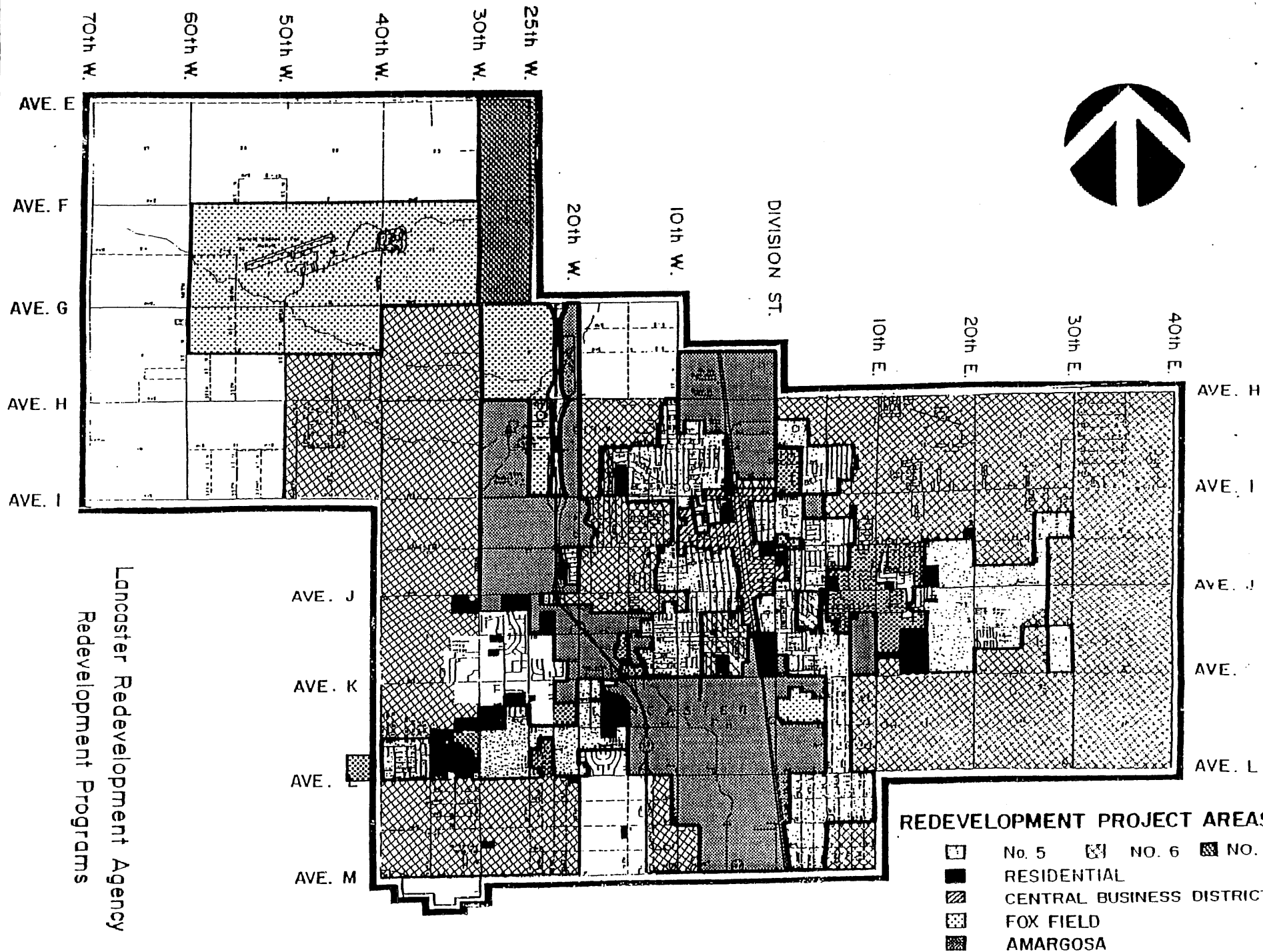
Jim Jeffra
Director

Andrew D. Visokay
Director

James C. Gilley
Executive Director

Lancaster Redevelopment Agency Mission Statement

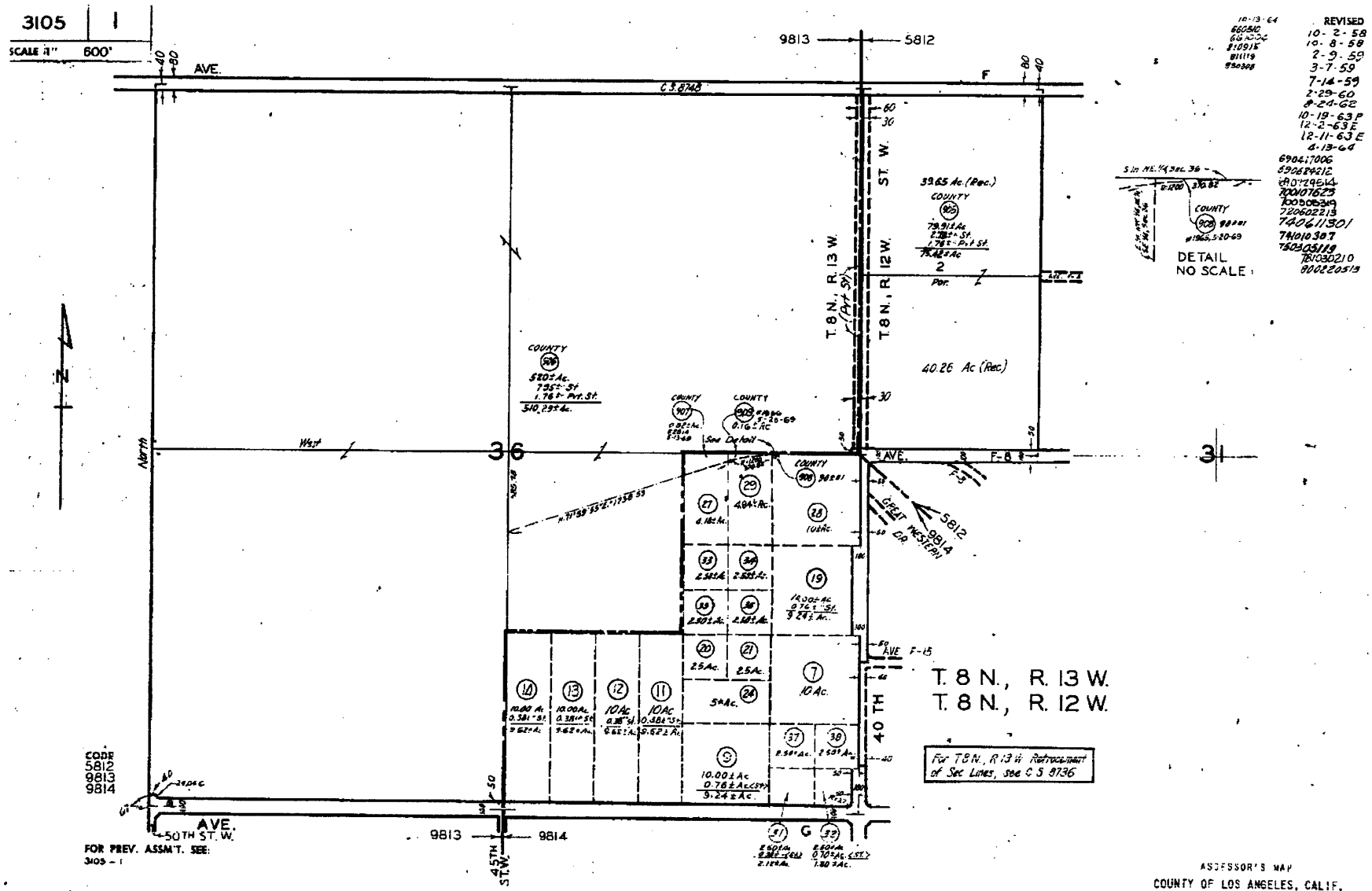
To attract new businesses and help existing enterprises as well as enhance the quality of life for Lancaster citizens by the development and retention of jobs, sponsorship of socially responsive programs, and creation of affordable housing in blight-free, safe neighborhoods.



View Enlarged Map

View Printing
Instructions

County of Los Angeles: Rick Auerbach, Assessor



View Enlarged Map

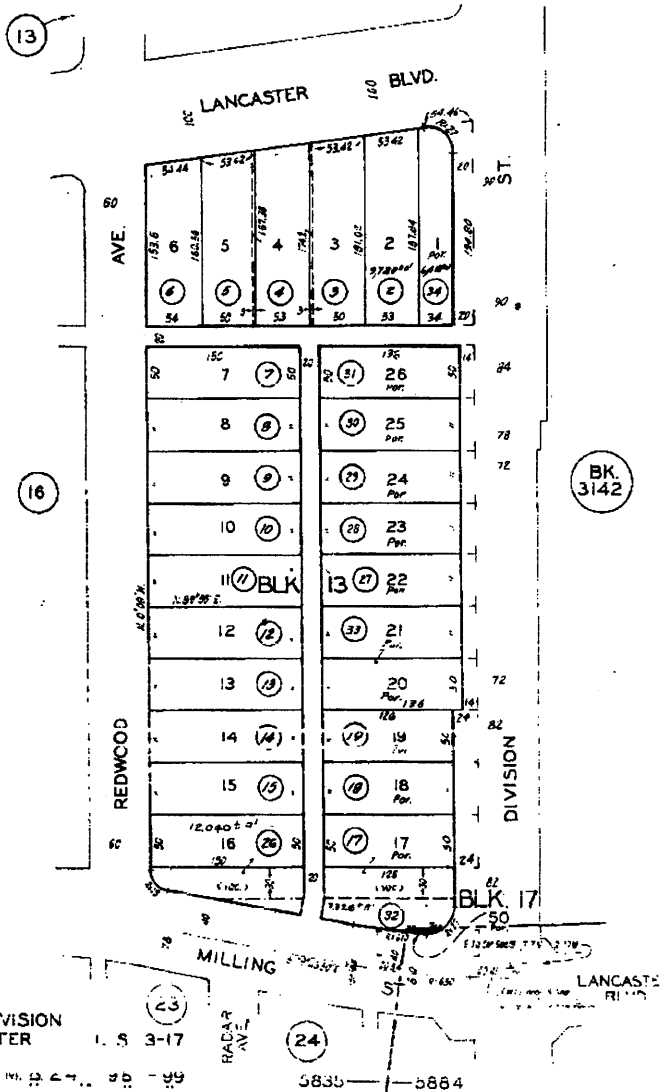
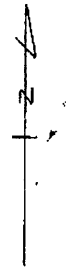
View Printing
Instructions

County of Los Angeles: Rick Auerbach, Assessor

3138 15
SCALE 1" = 100'

1985

82019401
820216
630121105
630510
690730602
670820010
180302
810822510
810822511
810408557
840705604-BS

5835
5864YR PREV ASSESS' SFF
3138-15THE HERALD SECOND SUBDIVISION
IN THE TOWN OF LANCASTER

TRACT NO. 2300

L.S. 3-17

5835-5864

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

3138	28
SCALE 1" = 60'	

2003

25

4901 ———— 4896

NICOBAR

ST. 30

50
TREVOR

27

NORBERRY

ST. 3

31

THE HERALD SECOND SUBDIVISION
IN THE TOWN OF LANCASTER

L. S. 3-17.

All 900 series parcels on this page are assessed to Lancaster Redevelopment Agency, unless otherwise noted.

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

CODE
4901
4896

FOR PREV. ASSM'T. SEE:
3138-28

<http://assessormap.lacountyassessor.com/mapping/gifimage.asp?val=3138028.00>

4/7/2004

3227
SCALE 1" = 600'
2

3203	18
------	----

SCALE 1" = 600'
2003

[illegible]

1-20-66
 59082623001001-A1
 59082623000201-A1
 5910311001001-A1
 590831031001002-A1
 59041403060001-A1
 590404
 591278
 014921
 200212040409001-A1
 19-57
 11-15-57
 1-11-58
 3-19-59
 2-26-59
 8-17-59
 7-9-60
 5-3-61
 9-15-61
 1-15-62
 6-20-62
 9-5-62
 11-2-62
 4-4-63
 7-16-63
 4-23-64
 9-14-64
 680817205
 690421216
 691020469
 700901213
 710726504
 710805593
 720316553
 720605212
 720918110
 721216412
 731227308
 740222508
 740314108
 761122601
 762277192
 2417
 81097604
 850506607-25
 830310
 980124
 3105060701/1001-A1
 310731070101002-A1
 910707
 3201276501/001-A1
 3202191005001-A1
 32052007020001-A1
 310707
 32072910043001-A1
 320805010001001-A1
 320901010001001-A1
 32052007020001-A1

All 900 series parcels on this page are assessed to Redevelopment Agency of the City of Lancaster, unless otherwise noted.

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

CODE	
2418	10669
2417	12619

FOR PREV. ASSM'T. SEE: -
3203 - 1B

**AGREEMENT TO PURCHASE
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY
(Public/Taxing Agency)**

This Agreement is made this _____ day of _____, 20____, by and between the Board of Supervisors of Los Angeles County, State of California, and the **LANCASTER REDEVELOPMENT AGENCY** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

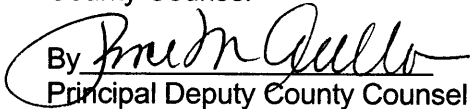
The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
3. *That the PURCHASER agrees that the real property be used for the public use specified on Attachment "A" of this agreement.*
4. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

LLOYD W. PELLMAN
County Counsel


By 
Principal Deputy County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

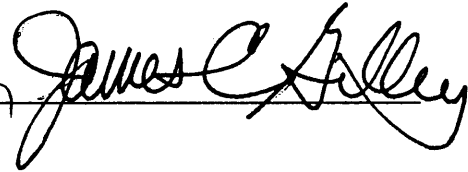
The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST:


Geri K. Bryan
Agency Secretary

LANCASTER REDEVELOPMENT AGENCY

By



(seal)

ATTEST:

Board of Supervisors
Los Angeles County

By

Clerk of the Board of Supervisors

By

Chairman of the Board of Supervisors

By

Deputy
(seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the city of N/A hereby agrees to the selling price as provided in this agreement.

ATTEST:

City of N/A

By

Mayor

(seal)

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.



Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this ____ day of _____, 20__.

By: _____, STATE CONTROLLER

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2337

EXHIBIT "A"

<u>LOCATION</u>	<u>FIRST YEAR DELINQUENCY</u>	<u>DEFAULT NUMBER</u>	<u>PURCHASE PRICE</u>	<u>PURPOSE OF AQISITION</u>
CITY OF LANCASTER	1992	3105-001-035	\$ 1,555.00*	REDEVELOPMENT, FOX FIELD

LEGAL DESCRIPTION

*SW 1/4 OF SW 1/4 OF NE 1/4 OF SE 1/4 OF SEC 36 T 8N R 13W

CITY OF LANCASTER	1981	3138-015-032	\$ 3,014.00*	RIGHT-OF-WAY, MILLING
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LEGAL DESCRIPTION

*TR=HERALD SECOND SUB*1/2 VAC ST ADJ ON N AND (EX OF STS) LOT 50 BLK 17

CITY OF LANCASTER	1990	3138-028-017	\$ 4,589.00*	REDEVELOPMENT, HERALD SUBDIVISION
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LEGAL DESCRIPTION

HERALD SECOND SUB LOT 55 BLK 13

CITY OF LANCASTER	1992	3203-018-036	\$ 4,783.00*	RIGHT-OF-WAY, 70 TH ST. EAST SUBDIVISION
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LEGAL DESCRIPTION

2.35 MORE OR LESS ACS BEING EX OF ST N 1/2 OF S 1/2 OF SW 1/4 OF NW 1/4 OF SW 1/4 OF
SEC 22 T 7N R 13W

* The purchase price quoted on this Exhibit "A" is a projection of the purchase price for a schedule of eight (8) months. If the agreement is completed in less time, then the purchase price will be decreased; however if the completion of the agreement is longer than this time, the price will increase accordingly.

**AGREEMENT TO PURCHASE
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY
(Public/Taxing Agency)**

This Agreement is made this _____ day of _____, 20____, by and between the Board of Supervisors of Los Angeles County, State of California, and the **LANCASTER REDEVELOPMENT AGENCY** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

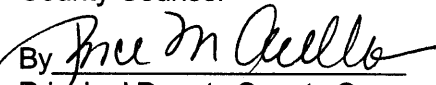
The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
3. *That the PURCHASER agrees that the real property be used for the public use specified on Attachment "A" of this agreement.*
4. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

LLOYD W. PELLMAN
County Counsel

By 
Principal Deputy County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST:

Geri K. Bryan
Geri K. Bryan
Agency Secretary
LANCASTER REDEVELOPMENT AGENCY

By *James C. Gilley*

(seal)

ATTEST:

Board of Supervisors
Los Angeles County

By _____
Clerk of the Board of Supervisors

By _____
Chairman of the Board of Supervisors

By _____
Deputy
(seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the city of N/A hereby agrees to the selling price as provided in this agreement.

ATTEST:

City of N/A

By _____
Mayor

(seal)

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.

Mark Salade
Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this ____ day of _____, 20__.

By: _____, STATE CONTROLLER

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2337

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